The TIFFANY CHIN GROUP

OFFER GUIDELINES

Thank you for your interest in **950 S LONGWOOD AVE, LOS ANGELES, CA 90019**.

Offers due by MONDAY, NOVEMBER 2, 2026 at 12PM.

As soon as offers are received, they will be presented to our client.

APN:	5090-002-018
Seller:	Lisa Chang Hall
Listing Price:	$2,750,000
Close of Escrow:	30 Days or sooner after Acceptance (the sooner the better)
Initial Deposit:	3% of the final purchase price to be wired within 2 business days after acceptance
Loan Contingency:	12 Days or fewer after Acceptance
Appraisal Contingency:	10 Days or fewer after Acceptance
RPA 3.L(3)-3.L(8):	10 Days or fewer after Acceptance
Inclusions:	Refrigerator, dishwasher, washer, dryer, garage organization unit, window shutters, all light fixtures, built-ins, stove, and microwave
Exclusions:	
NHD Company:	MyNHD
Escrow Company:	First Pacific Escrow, Inc.
Title Company:	First American Title
Home Warranty Plan:	Buyer's Choice
Other Terms:	Property to be sold in its AS-IS condition. Fireplaces and chimneys are decorative and will be sold in their AS-IS condition; no credits, no repairs.
Seller's Brokerage Firm & Agent Info:	Keller Williams Realty Larchmont (#01870534) 118 N Larchmont Blvd Los Angeles, CA 90004 Tiffany Chin (DRE#01819365)

*The Offer Packet, including the RPA, pre-approval (if applicable) and POFs should be emailed to Tiffany@TheTiffanyChinGroup.com, ops@TheTiffanyChinGroup.com, Admin@TheTiffanyChinGroup.com